



# Genesee/Finger Lakes REGIONAL REVIEW

NEWSLETTER OF THE GENESSEE/FINGER LAKES REGIONAL PLANNING COUNCIL

Volume 5, Number 4, Winter 2008

## Planning for the Keuka Lake Watershed: Land Use Leadership Alliance (LULA) Training Program and Land Use Action Strategy



*A scenic winter view of Keuka Lake taken from the Town of Barrington. Photo courtesy of Steve Knapp*

The second round of the Land Use Leadership Alliance (LULA) training was recently completed at Keuka College this fall, following a successful winter program earlier in the year. Staffed by trainers from G/FLRPC, Pace University's Land Use Law Center and Cornell University's Community and Rural Development Institute, this program served approximately 60 local stakeholders from across the Keuka Lake watershed. The LULA program is designed to provide local leaders with the most up-to-date information available on land use planning and development techniques. The program also focuses on ways in which local leaders can work to build widespread consensus around land use issues from various interest groups in their communities.

In addition to providing local officials and citizens with knowledge they can use to shape their communities, the LULA program has in-

formed a written report that will serve as an additional resource for the watershed municipalities to draw on for their own planning programs. G/FLRPC staff has been working with LULA graduates and other community members to develop a watershed land use strategy in an effort to provide municipalities within the watershed with an objective and up-to-date land use planning resource.

The local governments around the lake have a long and successful history of working together to address a variety of common issues and concerns related to the lake's water quality. The *Keuka Lake Watershed Land Use Planning Guide: An Intermunicipal Action Strategy* builds upon that history of intermunicipal coordination and cooperation in an effort to integrate land use planning with water resource planning.

Both the winter and fall LULA programs consisted of four individual workshops, each a day long, in which the participants learned about land use issues and problem solving techniques through a mixture of lectures, group discussions, and participatory activities. The participants were encouraged to discuss topics among themselves and rely on their co-participants' diverse backgrounds for ideas on solving potential problems. Participants were also given an opportunity to review and discuss the draft Action Strategy as it was being written, thereby providing interactive feedback and important insight regarding local conditions and opinions.

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FOR FURTHER INFORMATION

CALL 585-454-0190, EMAIL [GFLRPC@GFLRPC.ORG](mailto:GFLRPC@GFLRPC.ORG), OR VISIT ONLINE AT [WWW.GFLRPC.ORG](http://WWW.GFLRPC.ORG)

## Recent Genesee/Finger Lakes Regional Planning Council Presentations

- September 2, 2008 - Town of Wheatland Economic Development Plan
- September 24 - Village of Newark: *Planning for Historic Preservation*
- October 2, 31 - Land Use Leadership Alliance Training Program: Keuka Lake Land Use Plan
- October 5 - 7 - 2008 NYS Canal Conference: *Western Erie Canal Main Street Program (WECMSP)*
- October 6 - High Acres Landfill Open House – Ontario Wayne Stormwater Coalition outreach
- October 16 - Monroe County Village Mayors Association: *Downtown Revitalization*
- October 14 - 16 - WECMSP *Start-Up Consultation Visit*: City of Lockport, Village of Albion, and Village of Lyons
- November 14 - Fall 2008 Regional Local Government Workshop: *Developing a Downtown Plan and Planning for Reconstruction and Rehabilitation on Main Street*
- November 21 - Wayne County Economic Development Strategic Plan Assessment

## G/FLRPC Staff Coming and Going

A big regional welcome goes out to Razy Kased, Tim Sullivan, and Rebecca Rowe who have joined the G/FLRPC staff. Razy is our Planner for the Data, Technology and Resource Center working with GIS, mapping, and socio-economic and demographic data. Tim and Rebecca are working mostly in the Regional, Local and Water Resources Planning program component.

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## *Village of Perry Brownfield Opportunity Areas (BOA)*

The Genesee Finger Lakes Regional Planning Council, in collaboration with the Village of Perry and the Wyoming County Department of Planning and Development is in the process of developing a Brownfield Opportunity Area (BOA) Pre-Nomination Study. Perry, New York is located in east-central Wyoming County on the northeast shore of Silver Lake and approximately three miles west of Letchworth State Park.

At its core the New York State BOA Program is designed to assist communities foster redevelopment and return dormant and blighted land into productive and catalytic areas while restoring environmental quality. This program provides municipalities and community-based organiza-

tions with resources to address local brownfields providing area-wide brownfield redevelopment planning, access to expert environmental and economic analysis, and environmental site assessment for strategic redevelopment parcels.

The Perry BOA is centered on, but not necessarily limited to the former A&A Metal Fabrication facility located on Washington Blvd. in the southern part of the village. This facility is just west of South Federal Street and south of the Silver Lake Outlet/trail.

The Pre-Nomination Study process will include a description of the proposed project, boundary and

*Continued: Please see **Perry BOA** on Page 5.*

## Historic Transportation Gateway Inventory and Assessment Project Update

In the spring 2008 Regional Review newsletter, the *Historic Transportation Gateway Inventory and Assessment* was introduced. The goal of this project is to thematically identify and evaluate historic properties in the nine-county Genesee-Finger Lakes Region as they relate to transportation, such as railroad depots and stations, interurban and trolley stations, and bus facilities. The reconnaissance-level survey and report is being undertaken by Genesee/Finger Lakes Regional Planning Council through the Unified Planning Work Program of the Genesee Transportation Council.

Buildings and structures that were historically used for a surface transportation purpose or function were identified during the summer of 2008. Priority was given to buildings and structures that are currently vacant; have the ability for adaptive reuse; and situated in a place that would make them suitable to serve as a “gateway.” Gateway sites are those appropriate for specific transportation improvements, such as welcome centers and/

or pedestrian, bicycle, mass transit, and/or motor vehicle facilities. Criteria used to identify and evaluate the significance of those historic properties are based on the National Register of Historic Places.

The survey data will be used to identify historic properties suitable for specific transportation improvements in the region, such as rehabilitation and adaptive use for welcome centers and/or pedestrian, bicycle, boater, mass transit, and/or motor vehicle facilities. Survey data will assist in future transportation-related projects that include acquisition of scenic easements and scenic or historic sites, historic preservation, and the rehabilitation and operation of historic transportation buildings, structures or facilities.

For more information about the *Historic Transportation Gateway Inventory and Assessment*, please contact Senior Planner Jayme Breschard at [jbreschard@gflrpc.org](mailto:jbreschard@gflrpc.org) or (585) 454-0190 x12.



*Buffalo, Rochester, and Pittsburgh Railway Station in the Village of Warsaw. Coal was the primary good transported along this railway. The company formed in 1887 and was purchased by the Baltimore and Ohio Railroad in 1932. The Warsaw depot was located on the Ashford Junction that connected the railway to the Port of Rochester, where coal could be exported to Canada. Photo courtesy of Jayme Breschard.*

## G/FLRPC's Revolving Loan Fund: Helping to Create Jobs in the Region

Genesee/Finger Lakes Regional Planning Council manages a revolving loan fund which serves the gap financing needs of small and medium sized manufacturing and service businesses located in Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, Wyoming and Yates Counties. One issue that is frequently associated with small and medium sized businesses is a lack of available capital through traditional lending channels. The revolving loan fund works to miti-

gate that issue and strengthen what we consider our regional economy's backbone — small and medium-sized businesses.

The revolving loan fund provides \$20,000 to \$200,000 loans at a low fixed-interest rate for up to 8 years for those that qualify. Loans can be used to purchase machinery and/or equipment, rehabilitate and/or purchase industrial property, or for site development and expansion.

If you would like to learn more about the Revolving Loan Fund please visit:

[www.gflrpc.org/ProgramAreas/EconomicDevelopment/RLF.htm](http://www.gflrpc.org/ProgramAreas/EconomicDevelopment/RLF.htm)

or contact David Zorn at (585) 454-0190 x14 or [dave.zorn@gflrpc.org](mailto:dave.zorn@gflrpc.org)

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## **Comprehensive Planning:** *A Community-Wide Vision*

Comprehensive plans in their most basic sense are a community-wide vision for a municipality's future. They identify long term and short term community needs and goals as well as how these should be translated into general land-use policy. As a result, comprehensive plans form the blueprints for communities' land use laws, such as zoning codes, and guide the decision making process of municipal boards (planning board, zoning board of appeals, etc).

One of the most important aspects of the comprehensive planning process is the community input that is involved including the comprehensive planning committee (either the governing board, planning board, or a specially created board) and public participation. One common method is the use of a community survey to determine citizen's priorities and their visions for the future of their municipality.

Citizens are also encouraged to join committees that discuss specific issues that have been identified as being important. These committees could focus on issues such as natural resources, transportation, and infrastructure, etc. It is recommended that the comprehensive planning committee include key community members who have expertise in the identified committee issues.

At least two public hearings must be held in order for the public to stay informed and provide comment: one is held by the comprehensive planning committee during the drafting of the plan and the other is held by the governing board before adoption. In addition to this, comprehensive planning committee meetings are open to the general public.

G/FLRPC most recently assisted the Towns of Barrington and Torrey with the development of their comprehensive plans. Torrey's comprehensive plan was adopted by the Town Board in August while Barrington's was adopted in September.

During the community survey portion of the comprehensive planning process, citizens in both Torrey and Barrington identified many of the same issues as priorities such as preserving their town's rural character, agriculture and scenic views.

Public input can improve the comprehensive planning process for a number of reasons. It allows for the public's priorities to be incorporated into municipal land use decisions. Citizen input can also create consensus and community support. More residents may support land use decisions that were influenced by a public input process.

## *Perry BOA: Continued from page 2*

public participation process and a preliminary analysis of the BOA. The description of the proposed project, boundary and public participation process includes a community overview and description, project overview and description, project area boundary description and justification, community vision and goals and objectives, and a community participation techniques and/or process. The preliminary analysis of the BOA includes existing land use and zoning, brown-field, abandoned and vacant sites, land ownership, natural resources and a summary and preliminary analysis.

The project outcomes include an identification

and description of a manageable study area, formation of partnerships and a public outreach and community visioning process, and a preliminary analysis that identifies compelling opportunities for revitalization.

For more information on the BOA Program please visit the New York State Department of Environmental Conservation BOA website at the following address: <http://www.dec.ny.gov/chemical/8447.html>

For more information about the Perry BOA project please visit: <http://www.gflrpc.org/perryboa.htm> Or contact Tim Sullivan at [tsullivan@gflrpc.org](mailto:tsullivan@gflrpc.org) or 585-454-0190 x15

## *Keuka Lake Watershed: Continued from page 1*



*A photo taken from the first Land Use Leadership Alliance training held in Winter of 2008 at Keuka College. Photo courtesy of David Kay*

The report will provide a general overview of current and future land use development conditions in the watershed and offer a number of planning recommendations that each of the eight municipalities in the watershed can refer to when updating their comprehensive plans, zoning laws, subdivision regulations, site plan review procedures and other local plans and laws related to

land use.

Specific goals addressed in the Strategy focus on the issues of steep slopes, agricultural protection, protecting and enhancing regional resources, protecting and enhancing water quality, promoting “sustainable” development practices, and focusing new growth in existing village and hamlet areas. The Strategy explains these issues in detail and identifies specific actions that municipalities should take in order to realize the goals and objectives associated with them.

When complete, the Plan will include a wealth of information tailored to the watershed including dynamic thematic maps on area natural resources and conditions, an assessment and gap analysis of existing local laws and best practice models that local municipalities can consider enacting in their town or village.

Materials associated with the project can be found at: <http://counties.cce.cornell.edu/yates/LULA.html> and <http://www.gflrpc.org/keuka.htm>. For more about the Keuka Lake Land Use Plan or LULA training contact Brian Slack at [bslack@gflrpc.org](mailto:bslack@gflrpc.org) or 585-454-0190 x21.

## *A Sense of Place*

### *Mount Hope Cemetery*

The year 2008 marks 170 years since the founding of Mount Hope Cemetery in Rochester, NY, the first municipal Victorian cemetery in the United States.

The 197 acres serve as both a beautiful setting for a walk or a jog as well as the resting place for over 350,000 people. Many of Rochester's famous and infamous residents are buried in Mount Hope Cemetery, the most notable of which are Susan B. Anthony and Frederick Douglass. John Jacob Bausch and Henry Lomb, the founders of Bausch and Lomb, are buried here, as well as the founder of Western Union, the founder of the transcontinental railroad and the father of anthropology.

Look for upcoming tours for a chance to connect with Rochester's past and get to know the wide range of individuals who claim Mount Hope Cemetery as their final resting place.

Tours are offered on weekends from May-October.

Source: Friends of the Mount Hope Cemetery  
[www.fomh.org](http://www.fomh.org)

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*\*Genesee, Livingston, Monroe, Ontario, Orleans,  
Seneca, Wayne, Wyoming, and Yates*

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